

780-380-6207
meghan@meghanrobinson.net

109, 2300 Evanston Square NW
Calgary, Alberta

MLS # A2223819



\$335,000

Division:	Evanston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Furnitures are negotiable to buy

Welcome to 2300 Evanston Square NW #109! This unit offers 806 square feet of stylish, open-concept living with 2 spacious bedrooms and 2 full bathrooms. Enjoy the elegance of 9-foot ceilings and the convenience of a low condo fee. The condo includes two parking stalls: one titled underground spot with one storage and an additional assigned outdoor parkade space. Inside, you'll find a built-in desk area with storage cabinets, ceiling fans in each bedroom and the main living area, elegant window coverings, and added built-in storage options in the spacious laundry room and the master bedroom closet. Located on the ground floor, this unit offers quick convenience to and from the main entrance of the building. Situated close to numerous amenities including schools, parks, and major roads, this property is perfect for modern living. Don't miss out on this exceptional opportunity!